

WELL-MAINTAINED, MODERN AND LUXURIOUS PROPERTY FOR RENT

Yucatán | Mérida | Campestre



YUCATAN PROPERTY SCOUTS



for rent | 45,000 MXN/monthly

Description

Property Code | YPS-02-0059

This well-maintained, modern, and luxurious property offers its residents numerous amenities. Located on a quiet side street, without through traffic in the heart of the attractive neighborhood Campestre, the property convinces on the outside with a beautiful garden with palm trees and tropical plants, a large spa area with a pool, covered terrace, bar, and bathroom as well as a garage with space for up to four vehicles.

Inside, residents will enjoy a spacious living area on the ground floor. This includes a large veranda, the entrance hall, a bright TV or family room, a bedroom that can also be used as an office, a dining room, and the large living room with an adjoining half bathroom. Both the living room and the TV/family room offer access to the garden. Not to forget the also large kitchen with pantry and partly brand-new electrical appliances. Also integrated on the ground floor is a service room with its own bathroom.

Just as spacious as the living area is the sleeping area on the upper floor. A special highlight is the large master suite with bamboo floor, a huge bathroom with tub, shower, double sinks, and walk-in closet as well as a covered roof terrace. In addition, you will find upstairs three further regular bedrooms, one with a balcony, two bathrooms, and a TV/fitness area.

The house is equipped with various technical details that provide increased well-being and greatly simplify many things in daily life. Air conditioning and ceiling fans throughout the living and sleeping areas, and even in the bar, regulate the room temperature to the desired level. Extensively laid marble floors provide a refined living ambiance, and the automatic irrigation system ensures an evergreen garden. For more information on the available amenities, please take a look at the FACTS section below.

Yucatan Property Scouts | René Jeremias

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Facts

HIGHLIGHTS

- VERY GOOD LOCATION
- GARDEN WITH POOL, TERRACE, AND BAR
- GENEROUS SPACE
- MODERN CONTEMPORARY ARCHITECTURE

HARD FACTS

- *Year of construction* | 2013
- *Year of latest renovation* | --
- *Alignment* | North-South
- *Lot* | 900 m² (9,688 ft²)
- *Width x Length* | 30 m x 30 m
- *Construction* | 722 m² (7,767 ft²)

HOUSE AND LOT

UPPER FLOOR

- 1 Large master suite with
 - bathroom (incl. shower, tub, double sink)
 - Dressing room
 - Covered terrace
 - Bamboo floor
 - Coffered ceiling
- 1 bedroom with walk-in closet and bathroom
- 1 bedroom with wooden wardrobe and balcony
- 1 bedroom with wooden wardrobe
- 1 Large bathroom with shower
- TV/fitness area

GROUND FLOOR

- Large veranda
- Entrance hall
- Family/TV room with access to the garden
- Office/bedroom
- Large dining room
- Kitchen with
 - Stove (new)
 - Extractor hood (new)
 - Dishwasher (new)
 - Granite countertops
 - Pantry
- Spacious living room with access to the garden
- Half bathroom
- Service room with bathroom

OUTDOOR AREA

- Filtered pool (8 x 3 m) with mosaic finish
- Covered terrace with electricity
- Large party room with bar
- Large garage with electric door for up to four cars
- L-shaped garden with palm trees, tropical plants, and lawn

FURTHER FEATURES

- Air conditioning throughout the house, including the bar
- Ceiling fans
- Marble floors
- Complete walled and gated
- Cistern
- Stationary gas tank
- Hydropneumatic water pressure system
- Water softening system
- Biological septic tank
- Modern toilet paper-friendly sanitary system
- Automatic irrigation system for the garden
- Well with a pump and filter for the pool
- Water heater
- City water for the housing supply
- Connection to the public power grid
- Outdoor lighting (floodlights)
- High-speed Internet
- Very good mobile phone reception

Rental Details

- ONLY LONG-TERM RENTALS (SIX MONTHS OR MORE)
- The regular GARDEN- AND POOL MAINTENANCE is included in the rent.
- ELECTRICITY is not included in the rent! A reading of the electric meter must be performed upon check-in and check-out. One KWh is charged at 4 MXN. All amounts are due in cash.
- Any FURTHER COSTS OF LIVING such as gas, garbage disposal, and interior cleaning are to be borne by the tenant.
- A DAMAGE DEPOSIT is held by the owner until checkout.
- SMOKING is not permitted inside.
- PETS are allowed by prior arrangements.

Location

The modern property offered here is located on a quiet side street, without through traffic in the heart of the attractive neighborhood of Campestre. Campestre is a well-kept, green neighborhood with a mixture of colorful single-family homes and large mansions.

Due to its convenient location between Prolongación Paseo Montejo and Mexico 261 (Calle 60), two main arteries in Mérida, both the historic center and popular hotspots in the northern part of the city, such as the "Galerías Mérida" shopping center, Costco, universities, etc., are easily accessible from Campestre. All destinations are only a few minutes' drives away by car.

The popular Gulf Coast is also quickly reached. Just follow the Prolongación Montejo to the north. Immediately after passing under the Periférico, Mérida's major beltway, the road also turns into a well-maintained eight-lane highway. This leads directly to Progreso, the cultural center on the coast that stretches from Chuburna Puerto to San Crisanto and is now known as the "Yucatan Riviera."

But you don't necessarily have to leave Campestre. The neighborhood itself has everything you need for daily life, such as grocery stores, pharmacies, great cafes, restaurants, banks, and gyms, as well as a beautiful park with a church. Be sure to try the café "C'est Pantastic" and enjoy the delicious croissants.

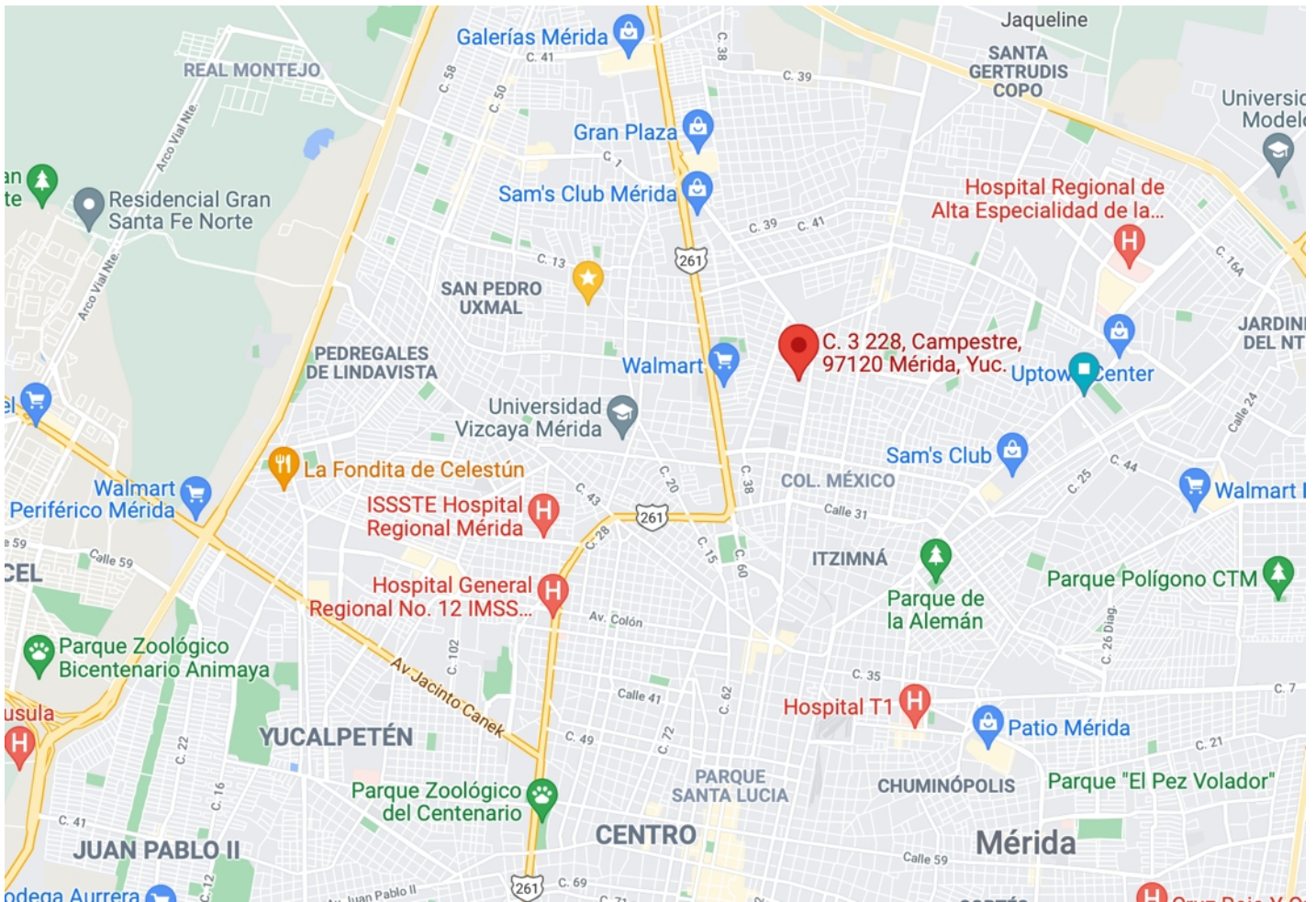
DISTANCES FROM THE PROPERTY TO

- Parque San Juanitas with church | 280 m (919 ft).
- Café "C'est Pantastic" | 500 m (1,640 ft)
- Costco (supermarket) | 3.8 km (2.4 mi)
- Plaza Galerías Mérida (mall) | 4 km (2.5 mi)
- Mérida Centro (Gran Plaza) | 4.1 km (2.5 mi)
- Progreso (Beach) | 32 km (19.9 mi)



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PROPERTY LOCATION



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Picture Selection

Further pictures are available on demand.



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